



WELCOME TO

**solid ground.**

EXPERT ENVIRONMENTAL REMEDIATION



# UNLOCKING YOUR property's value.



## Returning Brownfields to the Black

Unlocking the value of distressed commercial and industrial properties, commonly designated as “Brownfields”, through strategic remediation is the key to bringing back financial viability. We have the experience and personnel to navigate complex Brownfield redevelopment projects while maintaining the sensitivity to both environmental and business objectives for all stakeholders.

We focus on providing our clients with expert environmental guidance on insurance claims, available grants, tax credits, offering plans, 1031 exchanges, and other incentives for the development or adaptive reuse of contaminated properties.

## We Restore Sites

Cost effective site restoration starts with comprehensive investigations, which facilitate the proper selection of remedial technologies, engineering controls and institutional controls. This important process will make-or-break the success of Brownfield restoration.

We have years of experience helping clients successfully navigate and execute innovative solutions:

- ex-situ soil excavation and off-site disposal
- soil vapor extraction
- air sparging
- dual/multi-phase extraction
- groundwater pump and treat
- enhanced fluid recovery
- in-situ chemical oxidation
- in-situ bioremediation

- enhanced bioremediation
- bioventing
- bio-seeding
- metals stabilizing/fixation
- capping
- sub-slab depressurization systems (SSDS)
- vapor barriers
- monitored natural attenuation
- plume modeling/risk-based closures
- cut-off walls

## REMEDICATION

Remediation or Site “clean-up” involves the active mitigations or removal of pollution on a property. It’s critical to have a vision of a property’s end-use before evaluating and selecting a final remediation strategy.

NUMBER OF  
Square Feet  
Revitalized

48.85  
million



EXPERIENCE  
defining an  
industry for

# three decades.

Since 1989, our integrity, our dedication to detail and ethical business practices have earned Impact Environmental the respect of both developers and governmental regulators throughout the region.

We understand the exhaustive criteria of governmental agencies looking at your project, and we have the professional know-how to serve the best interests of all parties concerned. We work to achieve a workable, viable balance. Our bottom line is... "total client satisfaction."

We're involved in major capital improvement projects in the Northeast, often partnering with local governments as well as developers and financial

institutions. For example, we led the project team that won the Phoenix Award for the

remediation of the former Rheingold Brewery, a site that now features low-cost housing for 125 residences.

#### Find a way or make a way

Not only are we one of the most established and qualified leaders in this industry; we are also one of the most innovative. Our continued challenge is to find the right solution for a specific need. As creative problem solvers, we are relentless in developing efficient strategies for complex environmental problems.

## DEFINITION OF IMPACT TO GW FROM SRP

"Clean fill" is material to be used in a remedial action that meets all soil remediation standards, site-specific alternative standards, or site-specific interim standards. It does not contain extraneous debris or solid waste, and does not contain free liquids. This also includes any material that meets all criteria or action levels for contaminants without standards. This material can be soil or non-soil.

CAPITAL  
Projects Supplied

470



# ENGINEERING for success.

## **Navigating the Critical Path**

We know compliance and permitting like the back of our hands. An in-depth knowledge of the industry's evolving regulatory landscape is the key to successful evaluation, planning, and certification of projects. Our experienced technical staff manages critical path items from the onset to achieve client end-goals. Common examples that are mandated at the federal, state, or municipal level include institutional controls, stormwater management, sewer discharge, excavation dewatering, wastewater discharge, air emissions, solid waste handling, drilling, well pumping, chemical storage, and construction in wetlands or coastal areas.

## **Engineering Is Second Nature to Us**

We take pride in our engineering expertise that serves as the technical foundation for client success. Our design services include practice areas such as remediation treatment systems, engineering controls, ground water modeling, and feasibility studies. We apply innovative solutions to remediation challenges as the building blocks for long term partnerships.

## **Environmental Assessment Services**

- ASTM Phase I ESA/PA/Transaction Screens/Desk Review
- ASTM Vapor Encroachment
- Site Inspections
- Phase II ESA
- Compliance Audits
- Building Survey (Lead, Asbestos, Mold, Indoor Air)

## **Consulting/Engineering Services**

- Air Permitting (Title V, Air Emissions, CRTK)
- Stormwater (SPDES, SWPPP, E&SCP, BMP, Inspections)
- Facility Permitting
- Aquifer Testing/Modeling/Permitting (LIWP, Class V Injection, etc.)
- Sewer Design/Discharge Permits
- Tanks (Engineering, SPCC Plans, Registration, etc.)
- Indoor Air Studies/CIH
- Institutional/Engineering Controls (design, filing, inspections, SMPs)
- Geotechnical, Noise & Vibration
- Site Air Monitoring & General Construction Oversight
- Health & Safety Plans/OSHA/Safety Training
- Remediation System Design
- Fate & Transport Modeling
- Feasibility, Estimating, Treatability Studies
- Expert Testimony
- ISRA Case Management

## **ENGINEERING AND PROFESSIONAL SERVICES**

We hold multi-state professional licenses in our key areas of service, including Professional Engineers (PEs), Licensed Site Remediation Professionals (LSRPs), Professional Geologists (PGs), and Licensed Drillers. Professional licenses and registrations are required on projects for design, calculations, planning, permitting, and plan certifications.

**NUMBER OF**  
Years of Combined  
Industry Experience

**326**



This is the **last time** you'll ever have to worry about

# waste

# liability.

We know what keeps you up at night... and we know exactly what to do about it.

We create a custom solution that gets the job done without the cost overruns, change orders, broken deadlines, and uncertainty.

That's because we're more than engineers, contractors or even legal experts.

We're a full service environmental services firm that can tackle every

aspect of your waste management project and provide regulatory compliance at the lowest cost.

#### **Waste Management and Materials Services**

- Waste Characterization /Clean Fill Testing
- Transport and Disposal (Drum, Soil, Class B)
- Imported Clean Fill Products
- Liquid Disposal

## IMPACT IN WORDS

Impact Environmental has been providing waste management and environmental engineering services to clients, big and small, for over two decades. We are focused on creating value in our business; recognizing that we are only viable when clients can find it in our services. Since

environmental services are often conditioned, we have found ways that allow us to be driven by the clients' needs and not ours. Offering options from dead-end positions is what has and always will separate us from the pack.

It is our mission to introduce this difference of corporate culture and conduct onto the marketplace. Welcome to solid ground.

We are driven by our clients' needs, not ours.



# PROCESSING loads of product.

## PRODUCTS

Recycled Concrete Aggregate

Recycled Stone - 3/4", 1/2"

Dense Grade Aggregates

Top Soil

Select Engineered Fill

Truck Track Pad

Impact Materials, a division of Impact Environmental, is a large-scale commercial supplier of recycled and virgin aggregate products.

**All materials received at our facilities that are used to manufacture products are tested for quality control using our in-house geotechnical laboratory and a third-party certified commercial environmental testing laboratory.**

### IRRC

The Impact Reuse and Recovery Center (IRRC) is a one of a kind Class B, Historic Fill Recycling Facility located in Lyndhurst, New Jersey - just 8 miles outside the Lincoln tunnel and 13 miles from the George Washington Bridge. Situated on 5 acres with an additional 6 acres of support facilities and buildings, the

IRRC facility includes inbound and outbound certified scales, truck wash amenities and an on-site laboratory. Products are manufactured using a variety of screening and crushing plants that are arranged to produce 6 separate products. All of these products are quality controlled tested and certified clean. The size and quality of facilities makes IRRC a favorite of truckers supplying commercial clients throughout New York and New Jersey.

### Inventory Control

Inventory is tracked using a drone-based GPS coordinate system that allows inventory stockpile volume measurements with high

precision. This is the only way that product stockpile sampling and analysis can be properly metered and certified. Drone derived area and volume values can be exported in annotated maps of our product yards as ".pdf" files. The pdf overlays can be added to any 2D map. Resources and products entering, and exiting are metered, by weight, using two New Jersey Department of Weights and Measures certified scales. The scale outputs are available for real time monitoring for clients and or their engineers upon request. Tight control of our inventory means we can meet our clients' needs on time and budget.

## CUMULATIVE WEIGHT IN TONS

- 470+ projects serviced
- 121 projects in the NJ Sites Remediation Program
- 55 different LSRP's 2 approvals
- 3 product lines producing 9 base products and countless customizable products

PRODUCT  
Manufactured  
in Tons

1.5



# BUILDING FROM THE ground

# up.

## We Get It Right The First Time

Conducting remediation concurrent with construction activities is our specialty. Years of experience and proper project planning prevent bottlenecks and unexpected duplication of environmental work. Using the latest technology and insight of critical path items keeps a project on track. Our experience and vision of critical path items keeps project timelines and budgets on track. As part of the client team, we are focused on bringing solutions to the table instead of putting up roadblocks.

## One Size Doesn't Fit All

Providing environmental construction support services on both a small and large scale is not an easy task. We have the track record to back it up. We apply a custom approach to

meet the demands of clients with properties ranging from small parcels, to mid-sized industrial properties, to large municipal infrastructure sites.

## Site Investigation Services

- Geophysical Surveys
- Site Investigation
- Remedial Investigation/Feasibility
- Pilot Testing
- Soil Borings/Groundwater Well Installation/Soil Vapor Installation
- Lab Analysis
- Utility Clearance (Air Knife and/or Hand Clear)
- Vapor Intrusion Testing
- Groundwater Investigation (Gauge/Sample/Analysis)
- Soil Investigation (Sampling/Analysis)
- Investigation WPs/Reports
- RCRA Closure Investigation

## Site Remediation Services

- UST/AST Removals/Closure
- Hotspot Excavation (Haz Lead, etc)
- Drywell/Cesspool Closures (UIC Remediation)
- Passive/Chem Injection
- Active Systems (Install, O&M)
- Interim NAPL Recovery
- GW Monitoring
- Remediation Work Plans/Reports
- Post-Ex/Confirmation Soil Samples
- On-Site Supervision/Inspections
- RCRA Closure Decommissioning/Remediation
- Engineering Controls Installations (SSDS, VB)
- Construction Dewatering/Treatment

## CONSTRUCTION SUPPORT

Construction specs and regulatory oversight often place strict environmental requirements on a construction project. Environmental Construction Support Services are necessary to navigate the critical path of construction projects undergoing remediation and site development.

NUMBER OF  
Days in the Field

7,540



Doing the job right the first time means you will

# never pay twice.



**Our experience, expertise, and accountability are the reasons we've been entrusted with some of the region's best-known projects.**

From John F. Kennedy International Airport terminals to the Yankee Stadium Sports Complex; we're proud of our stellar reputation. We worked hard to earn it, and we're absolutely committed to protecting it by doing more to protect our customers.

**We're helping clients across the region find better ways to:**

- Drive out unnecessary costs
- Avoid unnecessary work
- Streamline processes from start to end
- Maintain one point of contact
- Perform due diligence
- Work closely with regulators
- Utilize more-efficient systems
- Eliminate the need to redo work

**You're covered because we are.**

We carry comprehensive insurance that includes Professional Errors and Omissions and Contractors Pollution Liability policies that have been specifically customized for our clients' needs.

**Key policy riders and endorsements:**

- 1st Party Transport Coverage
- 3rd Party Transport Coverage
- Disposal Site Coverage
- Blanket Additional Insured Coverage
- Waiver of Subrogation Coverage
- Disposal Site Selection Coverage
- Project Management Coverage
- Terrorism Coverage

We can also offer guaranteed lump-sum pricing backed with a cost cap insurance policy. Why provide all this coverage when we never expect to use it?

**...So our clients never pay twice.**

## ZERO TOLERANCE

PROJECT SUMMARY:

*The New York Times Building  
Flushing, NY*  
\$6,000,000 remediation project to mitigate soil and groundwater contamination and install an earthen cap engineering control

Dollars over budget .....	0	Insurance claims .....	0
Days over schedule .....	0	Delayed/lost work days .....	0
Change orders .....	0	Paperwork errors .....	0
Regulatory violations.....	0	Union lockout days .....	0